Project Summary

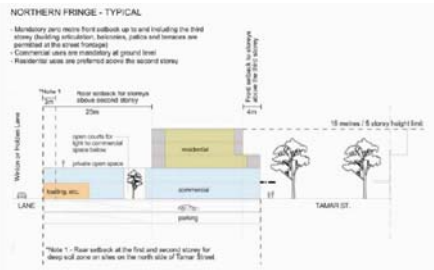
Project

Ballina Town Centre Development Control Plan

Brief outline

The Ballina Town Centre Development Control Plan (the DCP) provides a set of contemporary planning controls to guide development as Ballina evolves into a major regional centre. The DCP:

- Provides controls, incentives and guidelines to regulate, coordinate and stimulate development in the Ballina Town Centre;
- Establishes a strategic framework for development and change in the built environment of the Town Centre;
- Supports the desired character of precincts throughout the Town Centre by implementing specific building controls for these precincts; and
- Provides best practice urban design guidelines to improve the quality and sustainability of urban design in the Town Centre.



***The Vision**: Ballina Town Centre is a vibrant and prosperous mixed-use centre situated on the Richmond River. It is the traditional civic heart within Ballina Shire and serves a co-dominant role in the Shire's commercial hierarchy. The town centre exhibits strong connections to its river setting and is undergoing a transition to a sustainable coastal City Centre.*

Significance of the project

The Far North Coast Regional Strategy indicates that Ballina will develop as the third major regional centre on the Far North Coast. Supported by major land releases in the Shire, employment, retail and tourism are nominated as important functions for Ballina. This will result in significant development pressures in the Ballina Town Centre and it is important that this development is "done right". Some key features of the DCP are:

- Adoption of a Structure Plan to provide a framework for development in the Town Centre. Development within the Town Centre will need to be consistent with the elements of the Structure Plan that are applicable to their site. It will assist developers and designers to obtain an understanding of the context for their proposed development. Importantly, the Structure Plan identifies a number of desired new pedestrian links, open space areas and laneways to be achieved as development occurs during the life of the DCP.
- Identification of eight planning precincts and detailed planning controls for these precincts. A feature of the precinct controls is detailed building envelope controls. These controls are based on a long term vision for the Centre having regard to the cumulative impact of development. The building envelope controls maintain the 16metre height limit contained in the LEP, however reduce the proportion of the site that can be built to this height.
- A strong focus on creating a dynamic mix of residential, retail, commercial, entertainment and recreation land uses whilst maintaining residential amenity.
- Environmental design elements including energy conservation, water management and solar access are integral elements of the DCP controls.
- Significantly more detail with respect to the design of new buildings within the Town Centre, from those which were formerly within Ballina DCP 1 Urban Land.

It is considered that these contemporary controls are desirable to ensure high quality built form and to achieve a vibrant, prosperous and sustainable Ballina Town Centre.

Roles of those involved

Organisation	Function
Ballina Shire Council	Project Management and Technical Input
GeoLINK	DCP Preparation
Randall Straatveit Architects	Urban Design

Locality Map - Ballina Town Centre Development Control Plan